



Design Review Commission Report

Meeting Date: Thursday, January 6, 2014
(Continued from Thursday, November 7, 2013)

Subject: **601 North Crescent Drive (PL1328885)**
A request for an R-1 Design Review Permit to allow a revision to a previously approved new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Benham Yadegari

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting approval for a revision to a previously approved new two-story single-family residence. The scope of work includes the following:

- Revised stucco façade color in a peach-tone;
Note: A staff-level revision was made on July 18, 2012 to allow the façade and molding color to be changed from the approved mustard-tone color to "Bisque P-141" by Merlex.
- Revised entryway surround from a segmented-type arch to a radial-type arch;
- Reconfigured hardscape in the front yard area.

The project was previously reviewed by the Design Review Commission at its meeting on November 7, 2013 (Attachment A). At that meeting, the Commission expressed concern with the revisions and directed that the project be returned for restudy, with an emphasis on creating a full landscape plan indicating the requested revisions. A subcommittee consisting of Commissioners Pepp and Strauss was formed to review the revisions made in the field at the project site prior to the project returning to the Commission; this meeting occurred on Tuesday, December 17, 2013. Upon reviewing the revisions at the project site, the subcommittee did not express further concern regarding the change in the stucco façade color or the revised entryway surround and felt these changes were appropriate to the design. However, the subcommittee did express concern regarding the landscaping and encouraged the applicant to create a fully revised landscape plan.

As a result of the Commission's and subcommittee's review, the applicant has slightly modified the landscape plan. The primary changes include a new hardscape plan and a revised planting schedule. It should be noted that the new hardscape plan is the same configuration that was previously approved by the Design Review Commission at their meeting on March 3, 2011.

Attachment(s):

- A. November 7, 2013 DRC Staff Report and Previously Proposed Plans
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

January 6, 2014

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed changes are consistent with the existing architectural style of the single-family residence.

However, it is requested that the applicant further explain the proposed changes to the landscaping plan at the Commission's meeting on Thursday, January 6, 2014. The Commission should review the landscaping plan, and all proposed revisions, as they relate to the findings required to make a final decision on the project.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project does not require public notification as it is continued from another meeting.



Design Review Commission Report

455 North Rexford Drive

January 6, 2014

Attachment A

November 7, 2013 DRC Staff Report
and Previously Proposed Plans



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, November 7, 2013

Subject: **601 North Crescent Drive (PL1328885)**
A request for an R-1 Design Review Permit to allow a revision to a previously approved new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Benham Yadegari

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting approval of a revision to a previously approved new-two story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The project was previously approved by the Design Review Commission at its meeting on March 3, 2011. The project is currently under construction and modifications have been made that require the approval of the Design Review Commission as staff was unable to make the determination that the changes substantially comply with the approved plans. The modifications to the project include the following:

- Revised stucco façade color in a peach-tone;
Note: A staff-level revision was made on July 18, 2012 to allow the façade and molding color to be changed from the approved mustard-tone color to "Bisque P-141" by Merlex.
- Revised entryway surround from a segmented-type arch to a radial-type arch;
- Reconfigured hardscape in the front yard area.

URBAN DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, the proposed changes are consistent with the existing architectural style of the single-family residence.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

Attachment(s):

- Previously Approved Plans
- Detailed Design Description and Materials (Applicant Prepared)
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner
(310) 285-1191

cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

November 7, 2013

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property has not been designed by an architect listed on the City’s Master Architect List nor has it been listed on the City’s Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, October 25, 2013; the site was posted on Thursday, October 3, 2013. To date staff has not received comments in regards to the submitted project.



SCOPE OF WORK:
 1. Change of the Stucco Color
 2. Driveway design and paving material
 3. Front entrance design modification

PROPOSED FRONT (EAST) ELEVATION
 SCALE: 1/8"=1'-0"
 0 1 2 3 4 5 10 15 FT



PROPOSED REAR (WEST) ELEVATION
 SCALE: 1/8"=1'-0"
 0 1 2 3 4 5 10 15 FT

VASA KOSTIC
 ARCHITECT & DESIGN

MR. BEHNAM YADEGARI

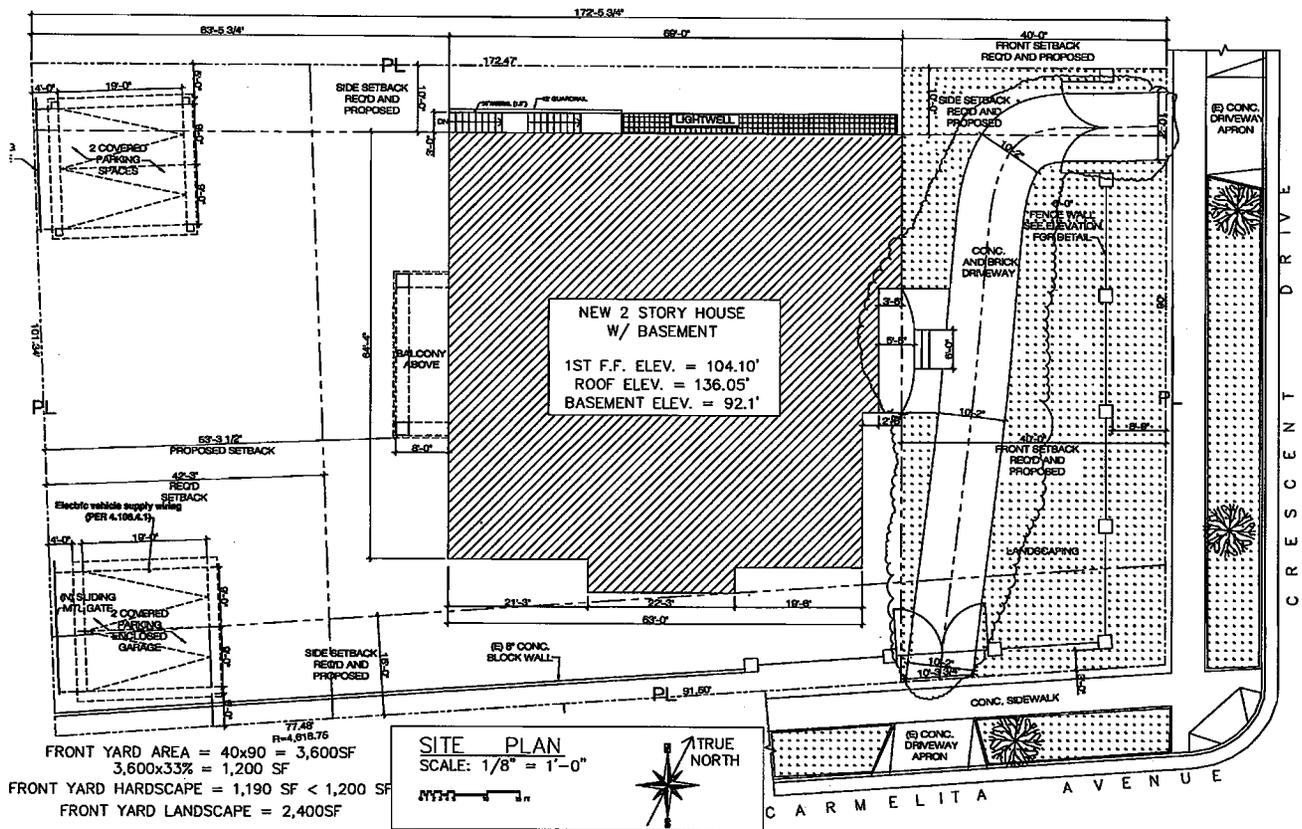
TWO-STORY SINGLE FAMILY DWELLING
 601 NORTH CRESCENT DRIVE
 BEVERLY HILLS, CA 90210

FRONT REAR ELEVATIONS

| NO. | DATE | BY | REVISION |
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SCALE: AS NOTED
 DRAWN: C.M.
 DATE: 02-16-11
 JOB NUMBER:
 SHEET

A7.01



FRONT YARD AREA = 40x90 = 3,600SF
 3,600x33% = 1,200 SF
 FRONT YARD HARDSCAPE = 1,190 SF < 1,200 SF
 FRONT YARD LANDSCAPE = 2,400SF

SITE PLAN
 SCALE: 1/8" = 1'-0"
 TRUE NORTH

YASA KOSTIC
 ARCHITECT

PREPARED BY:
 MR. BEHNAM YADEGARI

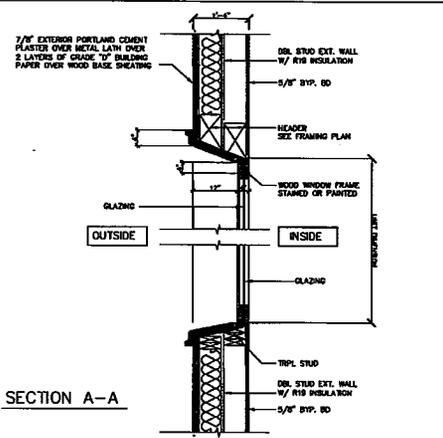
PROJECT ADDRESS:
 TWO-STORY SINGLE FAMILY
 DWELLING
 601 NORTH CRESCENT DRIVE
 BEVERLY HILLS, CA 90210

SHEET TITLE:
 PROPOSED
 SITE PLAN

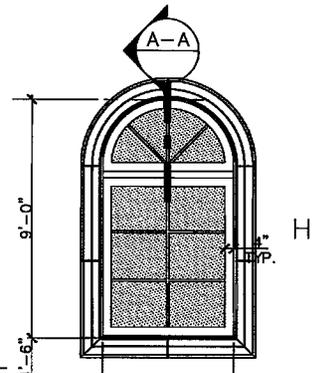
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SCALE: 1/8" = 1'-0"
 DRAWN: S.Y.
 DATE: 7-5-13
 XREF NUMBER:

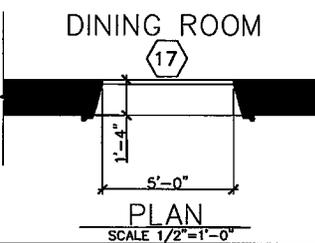
SHEET
A2.01
 OF SHEETS



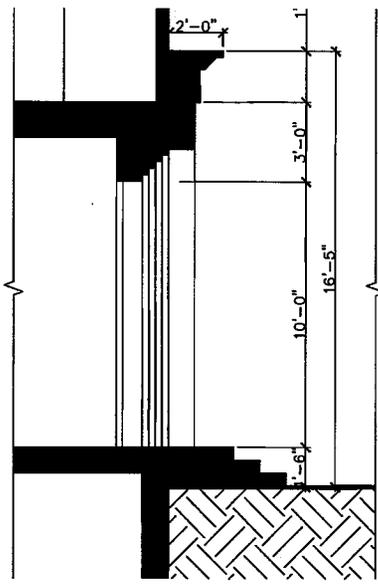
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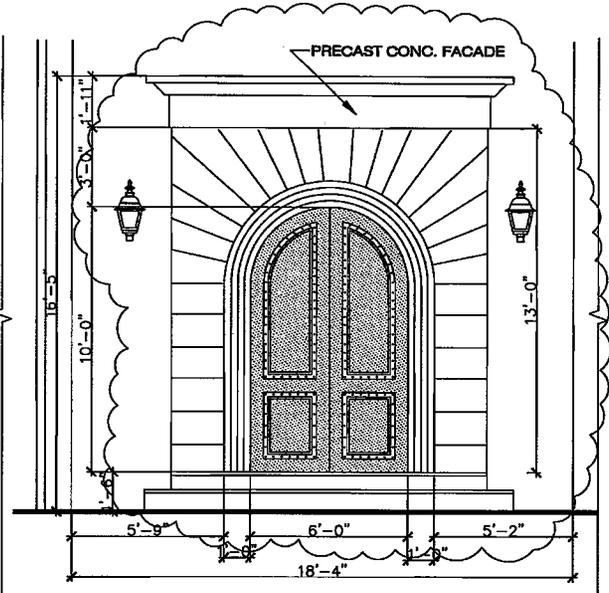
ELEVATION
SCALE 1/2"=1'-0"



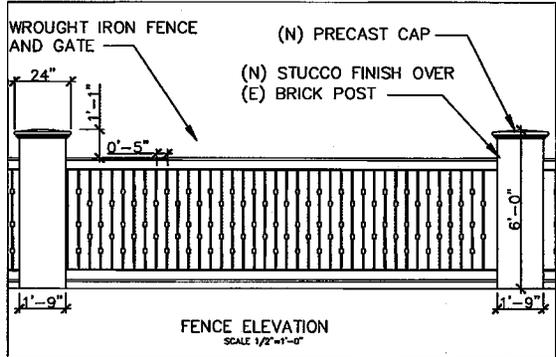
PLAN
SCALE 1/2"=1'-0"



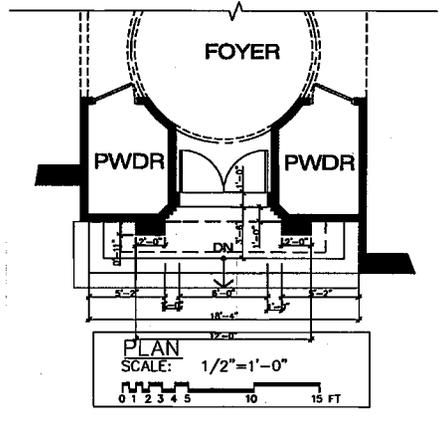
SECTION
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0 1 2 3 4 5 10 15 FT



ELEVATION
SCALE: 1/2"=1'-0"
0 1 2 3 4 5 10 15 FT



FENCE ELEVATION
SCALE 1/2"=1'-0"



PLAN
SCALE: 1/2"=1'-0"
0 1 2 3 4 5 10 15 FT

VASA KOSTIC
REGISTERED ARCHITECT

MR. BEHNAM YADEGARI

TWO-STORY SINGLE FAMILY DWELLING
601 NORTH CRESTHURST DRIVE
REVERLY HILLS, CA 90210

SHEET TITLE: DETAILS DOOR WINDOW FENCE

| REV | DATE | BY | REVISION |
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SCALE: AS NOTED
DRAWN: G.M.
DATE: 07-6-13
JOB NUMBER:
SHEET

A12.01

OF SHEETS



Design Review Commission Report

455 North Rexford Drive

January 6, 2014

Attachment B
Project Design Plans

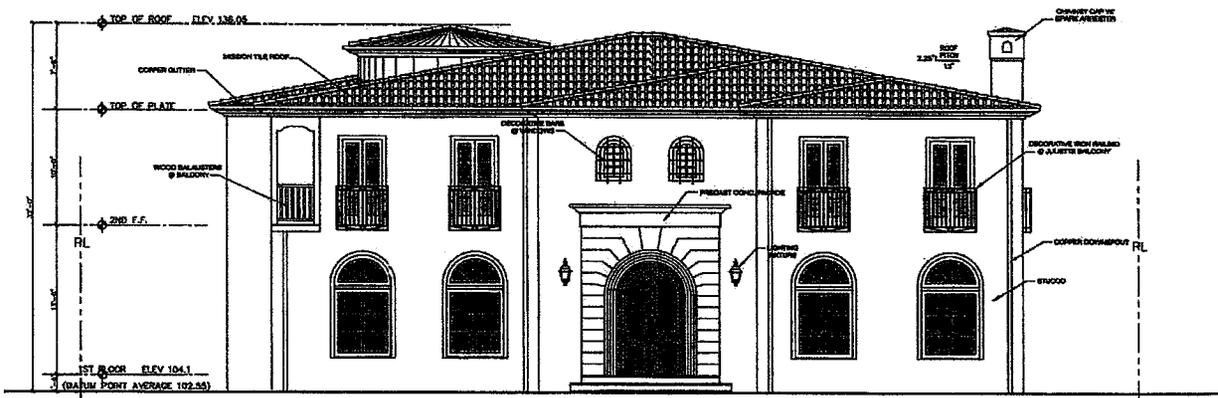


PROPOSED FRONT ELEVATION



PROPOSED ELEVATION (CORNER VIEW)

| | | |
|--------------------------------------------------|--|-----------------------------------------------------------------------------------------|
| PROJECT OWNER LOCATION | | TWO STOREY RESIDENCE FAMILY OF RESIDENCE BENNANI WADGARI 601 N. CRESCENT DRIVE |
| DRAWING TITLE COLOR ELEV. | | Date: _____ Scale: _____ |
| Date: _____ Scale: _____ | | REND SHEET 1 OF 1 |



PROPOSED FRONT (EAST) ELEVATION
 SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 10 15 FT



PROPOSED REAR (WEST) ELEVATION
 SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 10 15 FT

PREPARED BY
MR. BEHNAM YADGARI

PROJECT NAME
TWO-STORY SINGLE FAMILY DWELLING
 601 NORTH CROSBY DRIVE
 BEVERLY HILLS, CA 90210

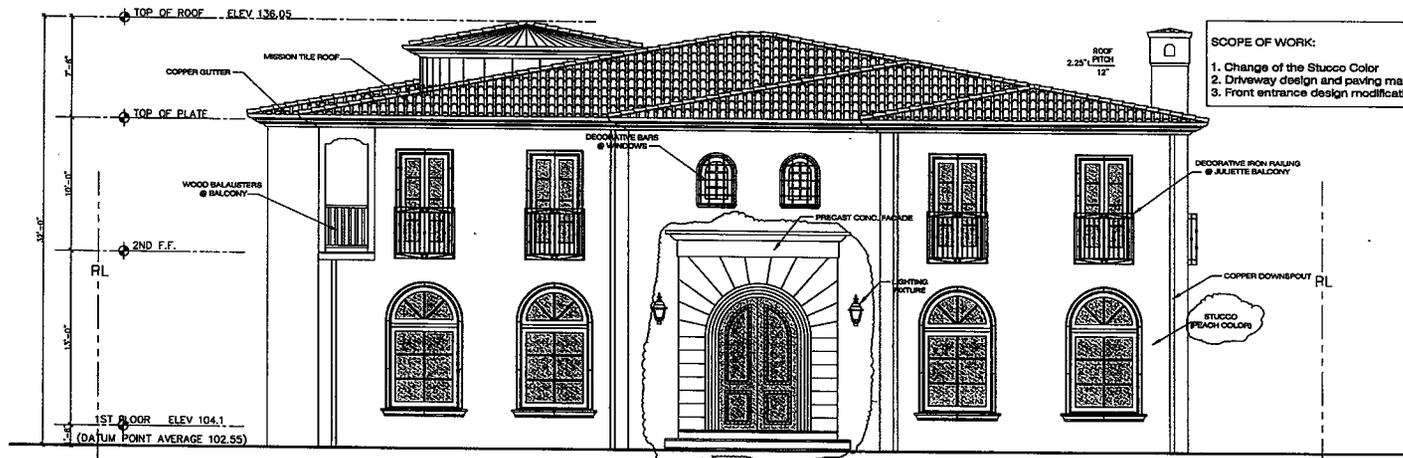
DATE: 02-13-11

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SCALE: AS NOTED
 DRAWN: CJK
 DATE: 02-13-11
 PROJECT: A7.01



A7.01



SCOPE OF WORK:
 1. Change of the Stucco Color
 2. Driveway design and paving material
 3. Front entrance design modification

PROPOSED FRONT (EAST) ELEVATION
 SCALE: 1/8"=1'-0"
 0 1 2 3 4 5 10 15 FT



PROPOSED REAR (WEST) ELEVATION
 SCALE: 1/8"=1'-0"
 0 1 2 3 4 5 10 15 FT

MR. BEHNAM YADGARI

VASA KOSTIC
ARCHITECT OF RECORD

MR. BEHNAM YADGARI

TWO-STORY SINGLE FAMILY DWELLING
 601 NORTH CRESCENT DRIVE
 BEVERLY HILLS, CA 90210

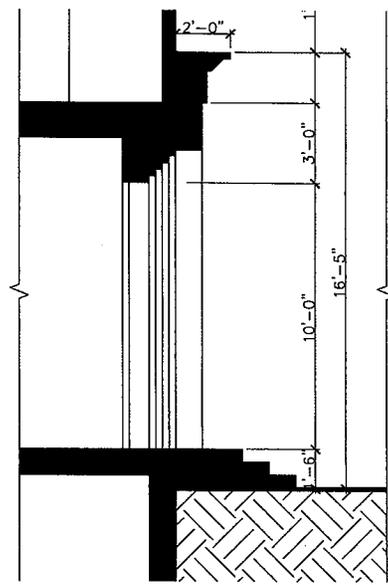
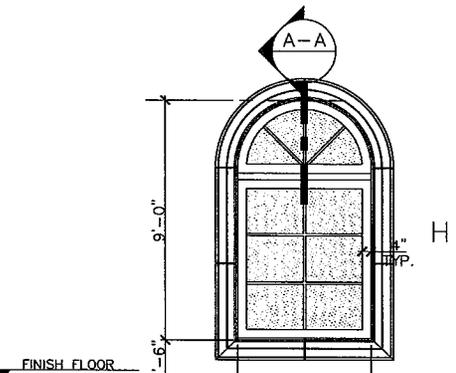
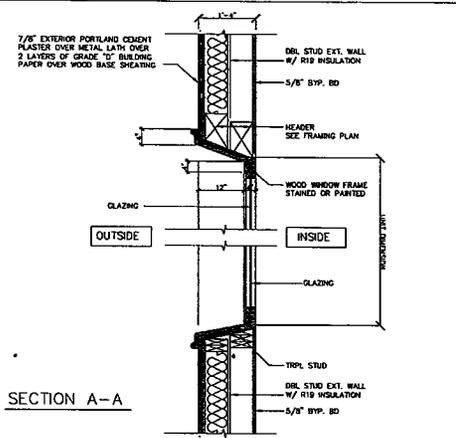
FRONT REAR ELEVATIONS

| NO. | DATE | BY | REVISION |
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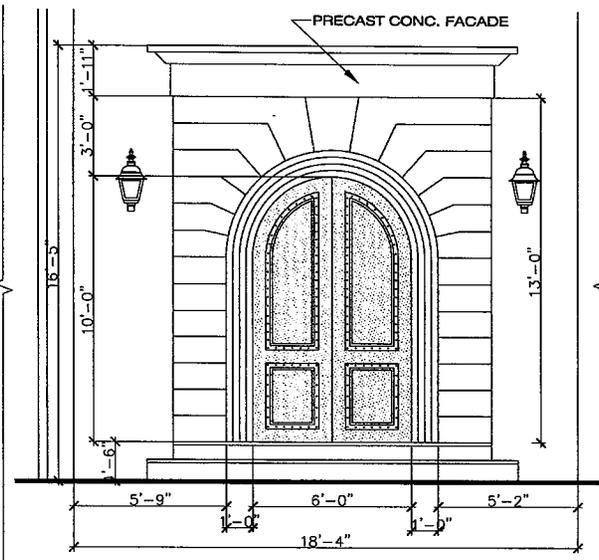
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 DATE: 02-18-11
 JOB NUMBER:
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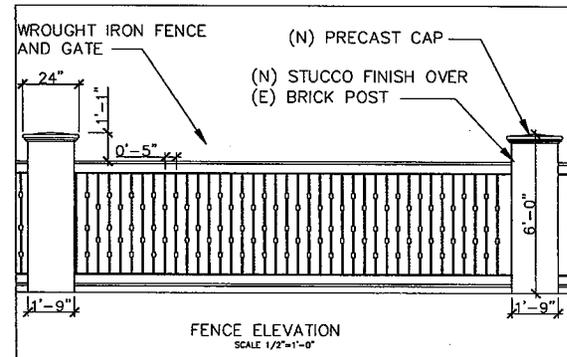
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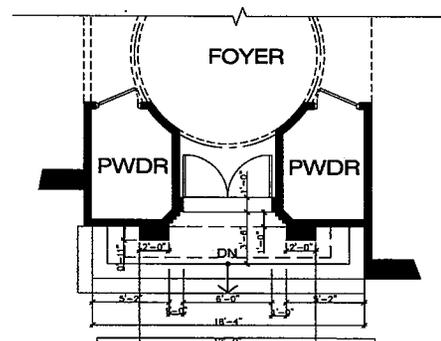
SECTION
SCALE: 1/2"=1'-0"



ELEVATION
SCALE: 1/2"=1'-0"



FENCE ELEVATION
SCALE 1/2"=1'-0"



PLAN
SCALE: 1/2"=1'-0"

YASA KOSTIC
ARCHITECT OF RECORD

OWNER/CLIENT:
MR. BEHNAM YADEGARI

TWO-STORY SINGLE FAMILY
DWELLING
601 NORTH CRESCENT DRIVE
BEVERLY HILLS, CA 90210

PROJECT NUMBER:

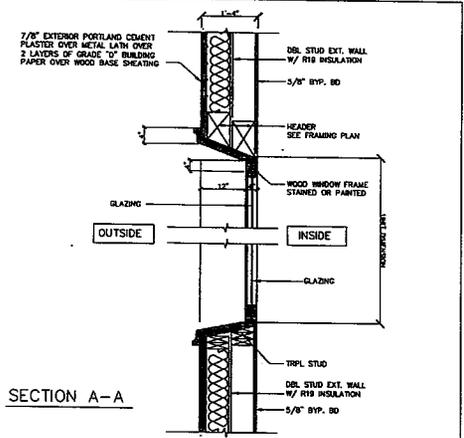
SHEET TITLE
DETAILS DOOR
WINDOW FENCE

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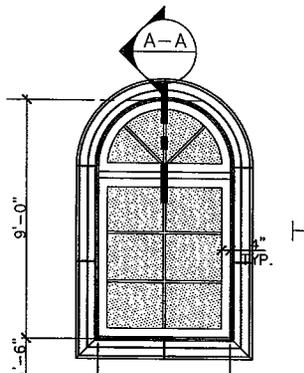
SCALE: AS NOTED
DRAWN: G.M.
DATE: 01-17-11
JOB NUMBER:
SHEET

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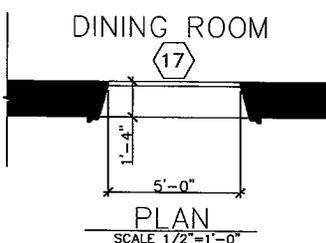
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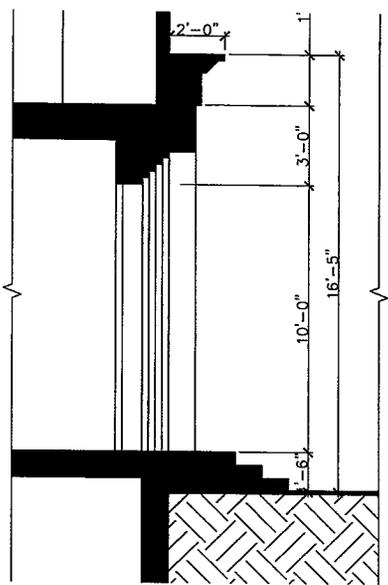
SECTION A-A



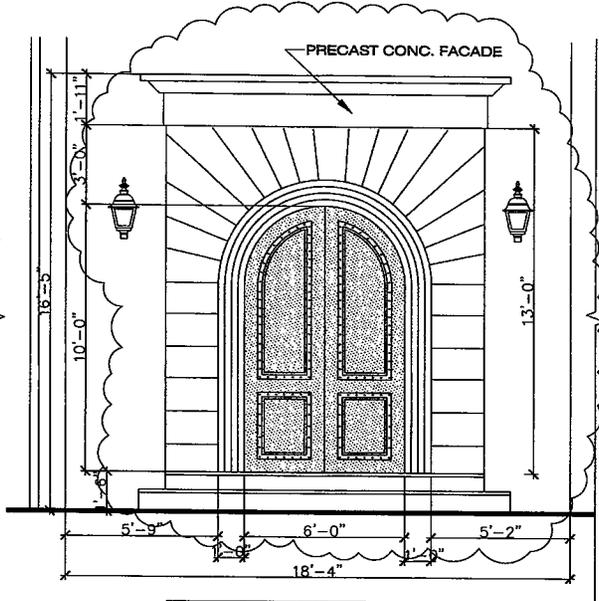
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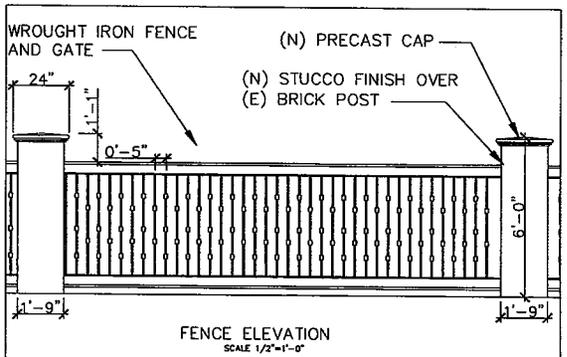
PLAN
SCALE 1/2"=1'-0"



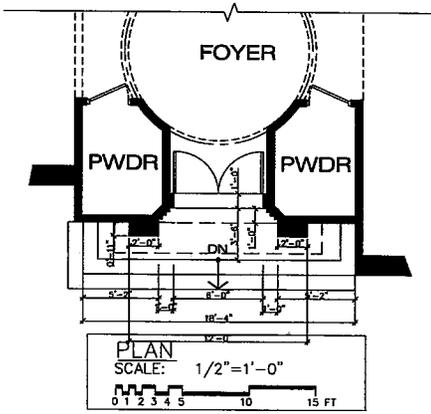
SECTION
SCALE: 1/2"=1'-0"
0 1 2 3 4 5 10 15 FT



ELEVATION
SCALE: 1/2"=1'-0"
0 1 2 3 4 5 10 15 FT



FENCE ELEVATION
SCALE 1/2"=1'-0"



PLAN
SCALE: 1/2"=1'-0"
0 1 2 3 4 5 10 15 FT

PROJECT ARCHITECT: VASA KOSTIC ARCHITECTS INC. BEVERLY HILLS, CA 90210

PROFESSIONAL: MR. BEHNAM YADEGARI

PROJECT ADDRESS: TWO-STORY SINGLE FAMILY DWELLING 601 NORTH CRESCENT DRIVE BEVERLY HILLS, CA 90210

SHEET TITLE: DETAILS DOOR WINDOW FENCE

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SCALE: AS NOTED
 DRAWN: C.M.
 DATE: 07-6-13
 JOB NUMBER:
 SHEET

A12.01

OF SHEETS







Ruby Begonia Design
 13900 Panay Way M312 Marina Del Rey, Ca. 90292
 Phone 310-383-5219 Fax 310-577-0040

All design, specifications and documents prepared by RUBY BEGONIA DESIGN are instruments of service for use solely with respect to this project and shall not be used on other projects, in addition to this project, or for completion of this project without the express written permission of RUBY BEGONIA DESIGN. RUBY BEGONIA DESIGN shall be deemed the author of these documents and shall retain all copyright, statutory and other rights, including copyright. Viewing these drawings and documents shall constitute acceptance of the above terms.

Project Summary

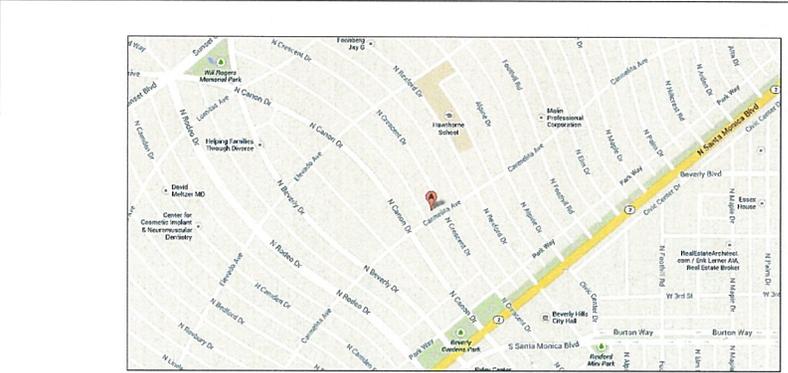
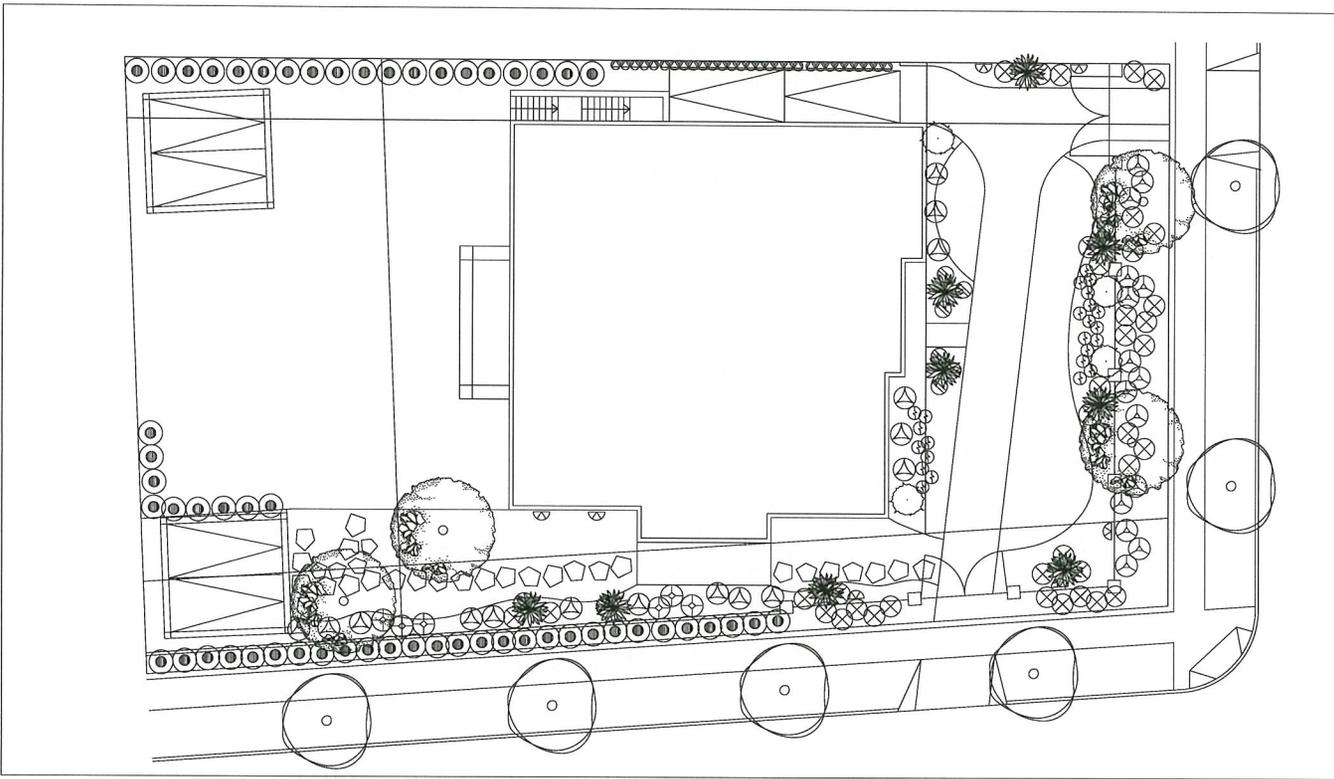
Rev: 12/23/13

Mr. Behnam Yadegari
 601 N Crescent Drive
 Beverly Hills, CA 90210

1

Scale: 1/8"=1'-0"
 Date: 12/23/13

SHEET INDEX
 1 - Project summary
 2 - Planting plan
 3 - Frontyard detail



VICINITY MAP

PROJECT ADDRESS

PROJECT: Mr. Behnam Yadegari
 ADDRESS: 601 N Crescent Drive
 Beverly Hills, Ca. 90210

Owner/client:

Mr Behnam Yadegari
 601 N Crescent Drive
 Beverly Hills, Ca. 90210

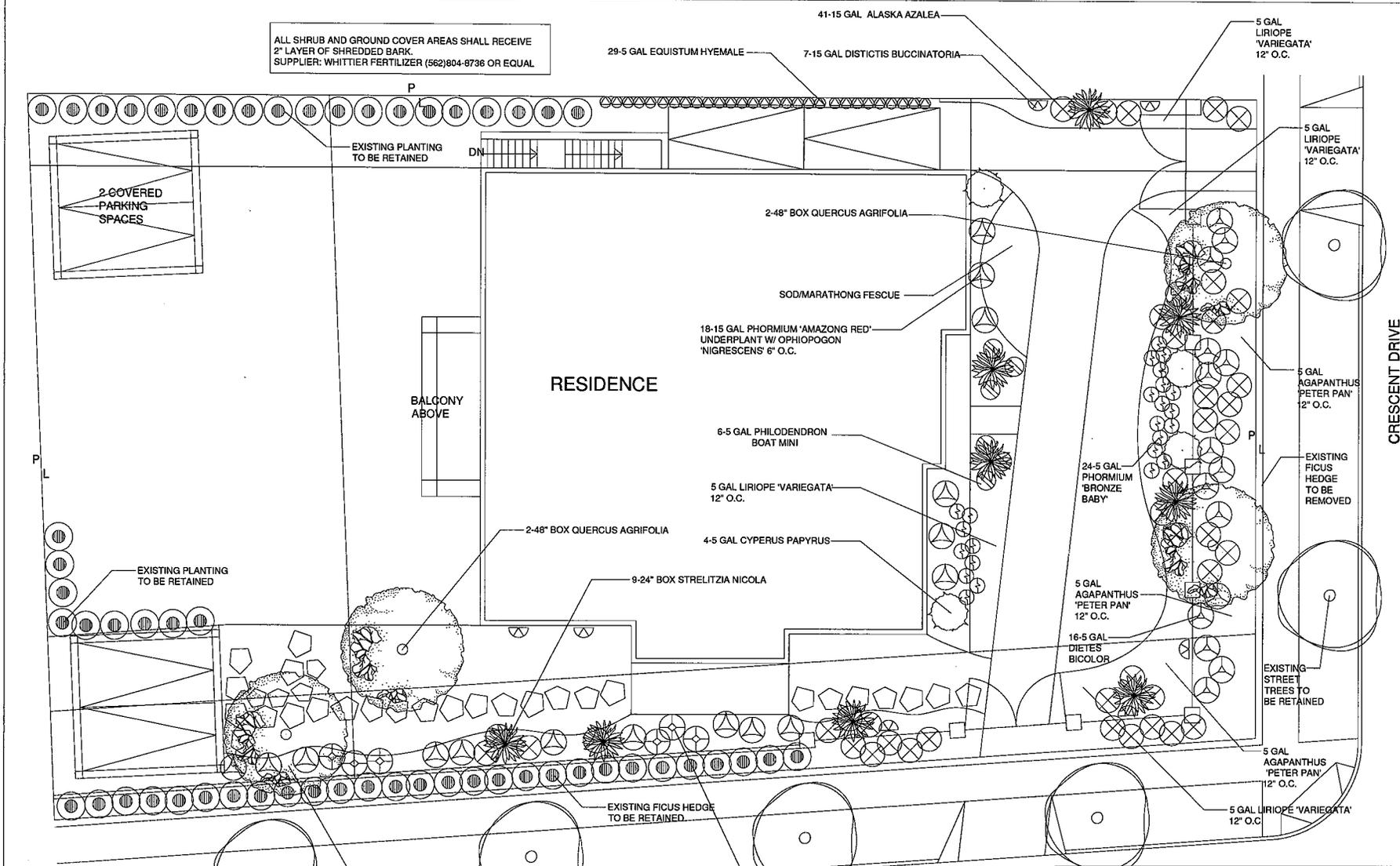
LANDSCAPE DESIGN

COMPANY: RUBY BEGONIA FINE GARDENS
 ADDRESS: 13900 PANAY WAY M312
 MARINA DEL REY, CA 90292
 (310) 283 5249
 CONTACT: MR. BUEL HENSLEY

DIRECTORY

LEGAL

ALL SHRUB AND GROUND COVER AREAS SHALL RECEIVE
2" LAYER OF SHREDDED BARK.
SUPPLIER: WHITTIER FERTILIZER (562)804-8736 OR EQUAL



Planting Plan
Rev: 12/23/13

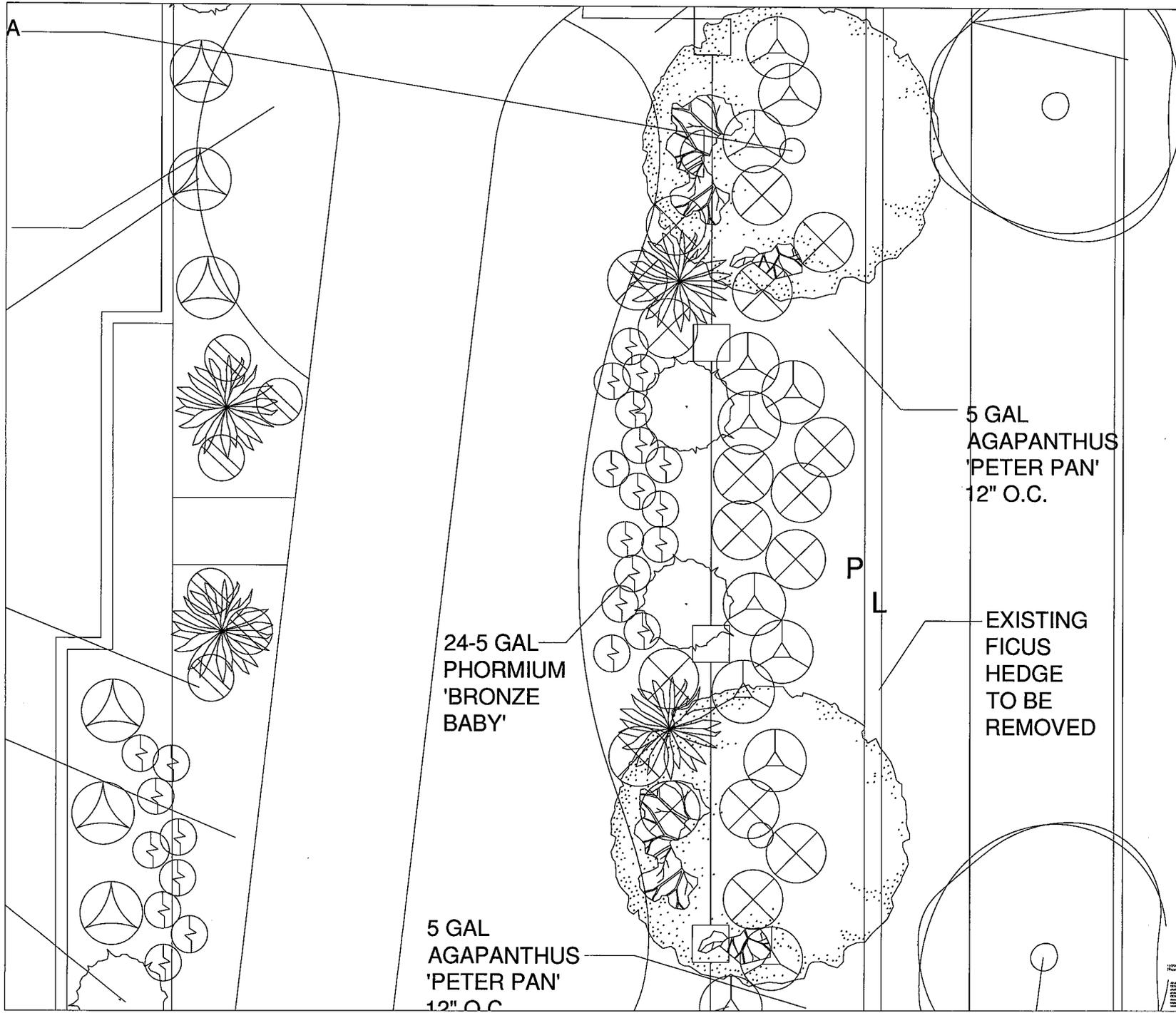
CRESCENT DRIVE

Mr. Behnam Yadegari
601 N Crescent Drive
Beverly Hills, CA 90210

2

Scale: 3/16"=1'-0"
Date: 12/23/13

| SCIENTIFIC NAME | COMMON NAME | QTY. | SIZE |
|----------------------------------------------------------------------|------------------------|--------|--------------------|
| EQUISTUM HYEMALE | | 29 | 5 GAL |
| ALASKA AZALEA | | 41 | 5 GAL |
| DISTICTIS BUCCINATORIA | | 7 | 15 GAL |
| LIRIOPE 'VARIEGATA' | | AS REQ | 5 GAL 12" O.C. |
| BOX QUERCUS AGRIFOLIA | | 4 | 48" BOX |
| PHORMIUM 'AMAZING RED' UNDERPLANT W/ OPHIOPOGON 'NIGRESCENS' 6" O.C. | | 18 | 15 GAL |
| PHILODENDRON BOAT MINI | | 6 | 5 GAL |
| CYPERUS PAPHYRUS | PAPHYRUS | 4 | 5 GAL |
| STRELITZIA NICOLA | GIANT BIRD OF PARADISE | 9 | 24" BOX |
| CAMPANULA | | | FROM FLATS 8" O.C. |
| AGAPANTHUS 'PETER PAN' | | AS REQ | 5 GAL 12" O.C. |
| PHORMIUM 'BRONZE BABY' | | 24 | 5 GAL |
| DIETES BICOLOR | FORTNIGHT LILY | 16 | 5 GAL |
| SOD/MARATHONG FESCUE | | | |



24-5 GAL
PHORMIUM
'BRONZE
BABY'

5 GAL
AGAPANTHUS
'PETER PAN'
12" O.C.

5 GAL
AGAPANTHUS
'PETER PAN'
12" O.C.

EXISTING
FICUS
HEDGE
TO BE
REMOVED

CRESCENT DRIVE

Frontyard

Rev: 12/23/13

Mr. Behnam Yadegari
601 N Crescent Drive
Beverly Hills, CA 90210

2

Scale: 1/2"=1'-0"
Date: 12/23/13

Rudy Dejean Design
 17000 Wilshire Blvd, Suite 100, Beverly Hills, CA 90210
 Phone: 310-857-1166 Fax: 310-857-0166
 www.rudydejeandesign.com
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Design Review Commission Report

455 North Rexford Drive

January 6, 2014

Attachment C

DRAFT Approval Resolution

RESOLUTION NO. DR XX-14

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A REVISION TO A PREVIOUSLY APPROVED NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 601 NORTH CRESCENT DRIVE (PL1328885).

The Design Review Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Vasa Kostic, architect, on behalf of Benham Yadegari, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a revision to a previously approved new two-story single-family residence for the property located at 601 North Crescent Drive which is located in the city’s Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. Since the property has not been

designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 4. The Design Review Commission conducted a duly noticed public hearing on January 6, 2014 at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the

incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent properties and other properties in the neighborhood. The project includes the use of high quality building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors' existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its

review, the Design Review Commission carefully studied the proposed project in context to adjacent properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

1. No special conditions have been imposed for this project.

Standard Conditions

2. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
3. **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
4. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
5. **Compliance with Special Conditions.** Any special conditions that require approval by the Director of Community Development, or designee, shall be submitted to the staff liaison to the Commission

within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

6. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
7. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
8. **Substantial Compliance with Approved Plans.** The Director of Community Development, or designee, shall determine if changes to the approved project are in substantial compliance with the Commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.
9. **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the Community Development Department or submit an application along with applicable fees to the development for covenant preparation and filing.
10. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

11. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Section 7. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the Community Development Department.

Section 8. Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: January 6, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission